



Crew Partnership

Burton · Estate · Agents



**4 GOUGH SIDE
BURTON-ON-TRENT
DE14 1AP**

50% SHARED OWNERSHIP - SEMI DETACHED WITH 3 BEDROOMS + CONSERVATORY + CLOAKROOM! Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory, Rear Lobby and a Cloakroom. Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to front. ADDITIONAL DRIVEWAY WITH GATED ACCESS TO THE REAR.

£100,000 LEASEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Entrance Hall

UPVC double window to side aspect, radiator, stairway to first floor landing, door to Lounge.



Lounge

14' 7" x 12' 0" (4.45m x 3.66m) UPVC double glazed window to front aspect, radiator, door to Kitchen/Dining Room.



Kitchen/Dining Room

14' 0" x 11' 0" (4.27m x 3.35m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer and range, uPVC double glazed window to rear aspect, radiator with wall mounted gas radiator heating boiler serving heating system and domestic hot water, ceramic tiled flooring, sliding door to Conservatory, a further door to Rear Lobby.



Conservatory

9' 6" x 8' 9" (2.90m x 2.67m) Ceramic tiled flooring, uPVC double glazed french double doors to rear.



Rear Lobby

Ceramic tiled flooring, doors to the side, Cloakroom and a storage cupboard.



Cloakroom

UPVC opaque double glazed window to rear aspect, fitted with two piece suite wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring.



First Floor

Landing

Doors to all Bedrooms and Bathroom.

Master Bedroom

15' 3" x 8' 7" (4.65m x 2.62m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

14' 0" x 8' 7" (4.27m x 2.62m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

10' 5" x 6' 3" (3.17m x 1.91m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with three piece suite comprising of a panelled bath with a fitted electric shower and folding glass screen, low-level WC and extractor fan, shaver point tiled surround, uPVC opaque double glazed window to rear aspect, radiator, ceramic tiled flooring.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of plants, shrubs and trees, driveway to the front and rear parking space for two cars, wrought iron front gates, mainly laid to lawn.



Additional Information

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). This is part of a shared ownership scheme. There is the ability to purchase the other share from the housing association either now or later down the line.

Lease: 95+ years remaining

Service charge: 25.25pm

Rent: £200pm

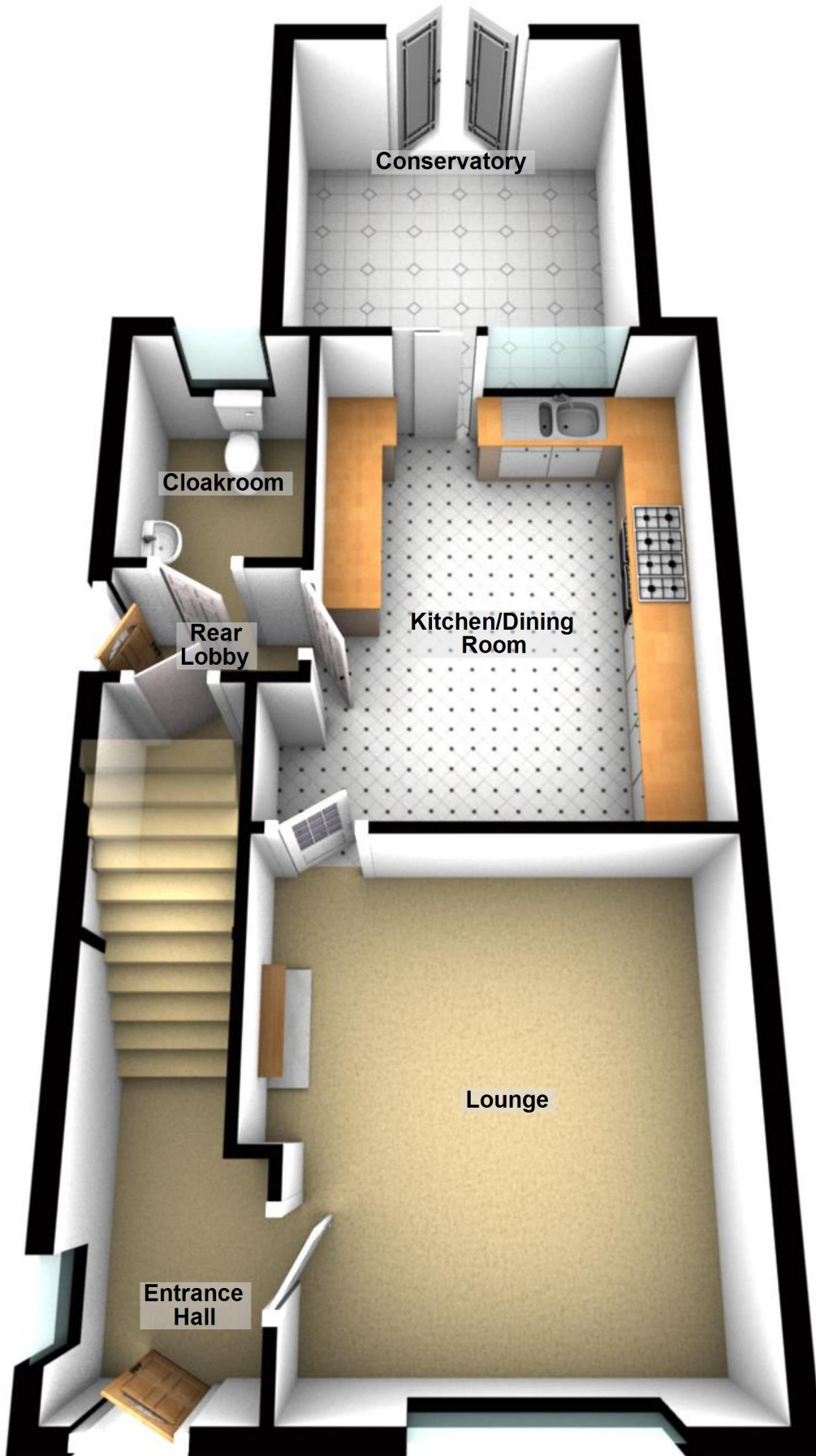
Platform Housing Group

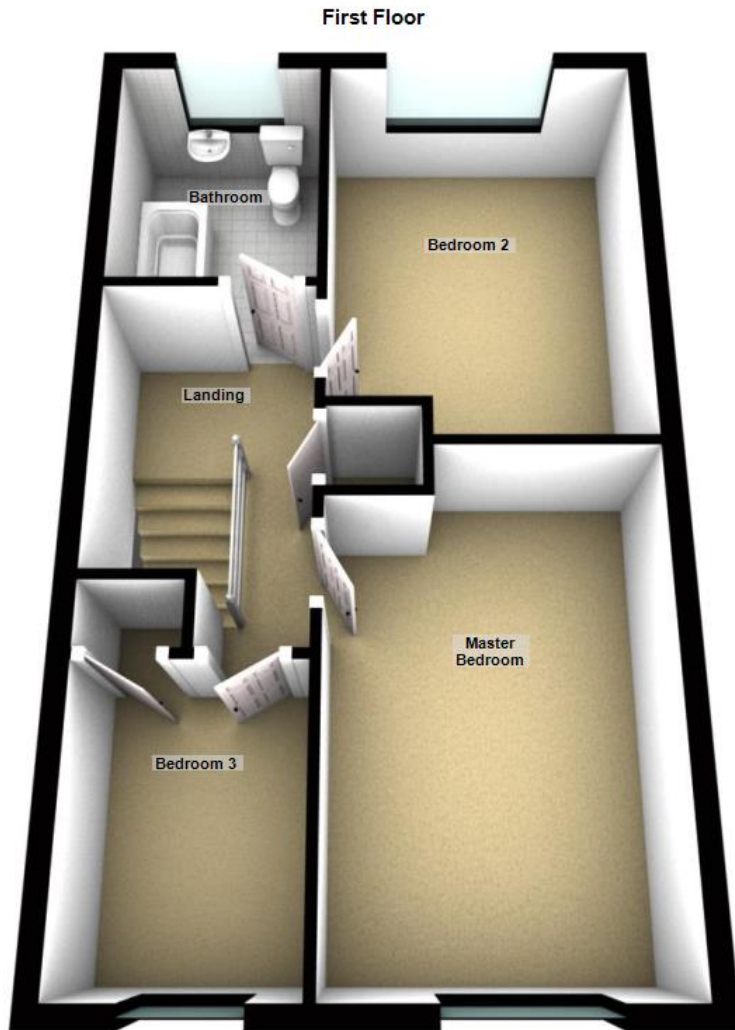
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

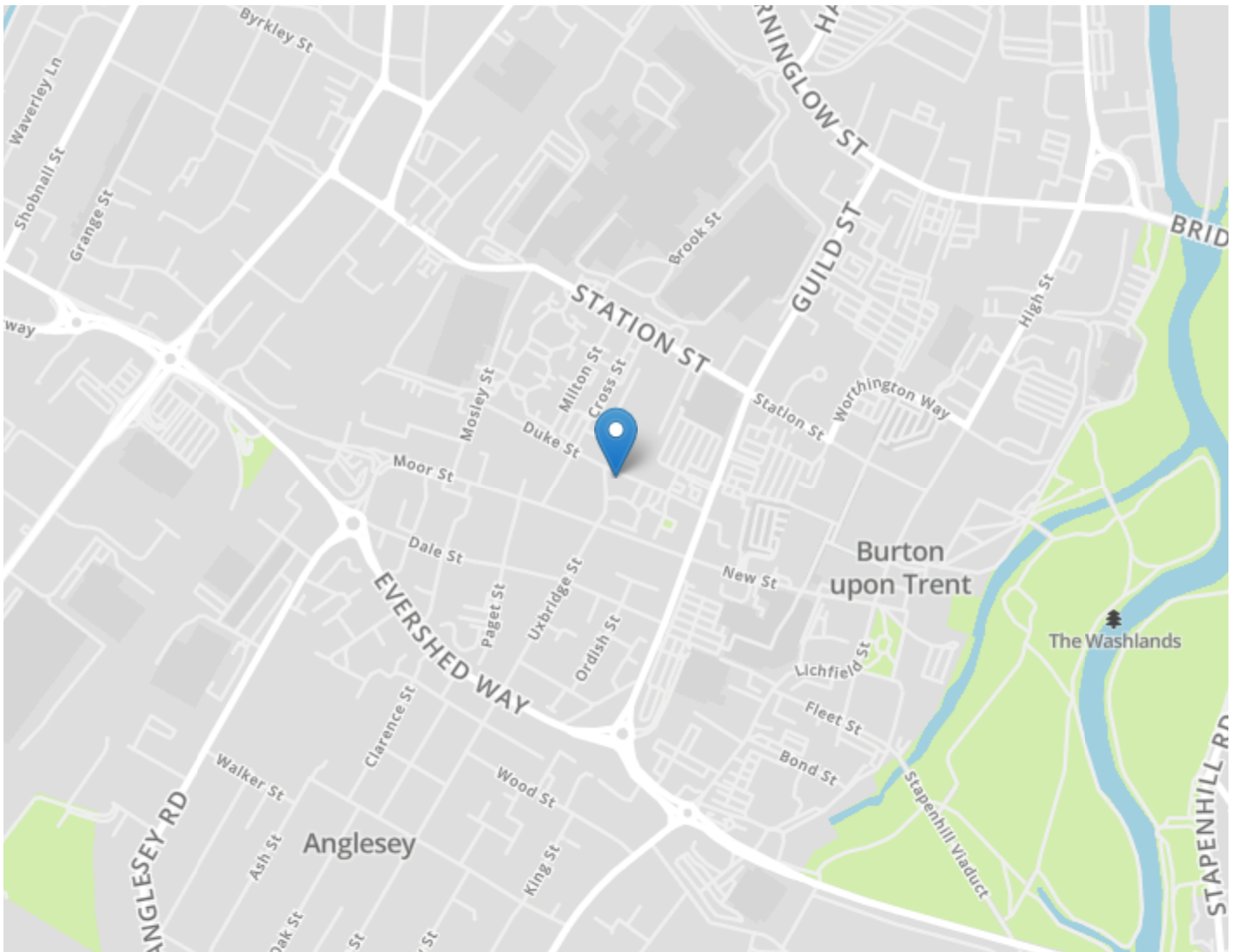
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor







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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.